

**JOHNSON CITY REGIONAL PLANNING COMMISSION  
MINUTES  
July 14, 2015**

**MEMBERS PRESENT:** Greg Cox, Secretary  
Joe Wise, Chairman  
Jamie Povlich  
Brenda Clarke, Assistant Secretary  
Uwe Rothe  
Jenny Brock  
Timothy Zajonc, Vice-Chairman  
Bob Cooper  
Thomas Henning

**MEMBERS ABSENT:**

**STAFF PRESENT:** Angie Carrier, Development Services Dept. Director  
Angie Charles, Senior Planner  
Steve Neilson, Development Coordinator  
Matt Young, Planner  
Cody Moneymaker, Intern  
Alan Cantrell, City Engineer

Chairman Wise called the meeting to order at 6:00 p.m. Commissioner Povlich gave the invocation and led the Pledge of Allegiance.

Chairman Wise read a proclamation honoring the most recently departed Planning Commission member Kevin Cole.

The first item on the agenda was the Approval of the Agenda. Commissioner Povlich requested that the Election of Officers be added to the current agenda.

**Motion: Clark**

**To approve the newly adjusted agenda with the addition of the Election of Officers to the Johnson City Regional Planning Commission.**

**The motion passed by a 9-0 vote.**

The minutes of the regularly scheduled Planning Commission meeting on June 9, 2015, were approved by a 9-0 vote with minor corrections. In the June 9, 2015 Planning Commission Meeting, the minutes reflected that Chairman Wise abstained from a vote when he chose not to vote. Also, Commissioner Henning was listed as both absent and present in the June minutes, when he was absent.

**Motion: Povlich**

**To approve the June 9, 2015 minutes with minor corrections made.**

The next item on the agenda was the Election of Officers for the Johnson City Regional Planning Commission.

**Motion: Povlich**

**To elect officers: Joe Wise as Chairman, Tim Zajonic as Vice Chairman, Greg Cox as Secretary, and lastly, Brenda Clarke as Vice Secretary.**

**The motion passed by a 9-0 vote.**

The first item of new business was to consider Washington County Text Amendments. The amendments will: allow the reduction of front yard setbacks in residential zoning districts; add definitions and regulations for mobile food units; and remove the time limit to obtain a building permit after a variance is granted. The request is submitted by Chris Pape, of the Washington County Zoning Department.

Public hearing was opened.

Public hearing was closed.

**Motion: Brock**

**To consider dividing the three Text Amendments into 3 separate individual items.**

**The motion passed by a 9-0.**

The second item on the agenda was to consider Washington County Text Amendment of Setback Regulations.

Public hearing was opened.

Public hearing was closed.

**Motion: Clarke**

**To recommend approval of the Washington County Text Amendments of setback regulations.**

**The motion passed by a 9 – 0 vote.**

The third item on the agenda was to consider Washington County Text Amendments of Food Trucks.

Public hearing was opened.

Public hearing was closed.

**Motion: Brock**

**To recommend approval of the  
Washington County Text  
Amendments to Food trucks.**

**The motion passed by a 9 –0 vote.**

The fourth item on the agenda was to consider Washington County Text Amendments regarding the process in which a building permit is obtained after a variance has been granted.

Public hearing was opened.

Public hearing was closed.

**Motion: G. Cox**

**To recommend approval of  
the Washington County Text  
Amendments to Building  
Permits.**

**The motion passed by a 9-0 vote**

The fifth item on the agenda was to consider Preliminary Plat approval. The property is zoned RP-3, Planned Residential District and the petitioner is Tim O'Neill. The Planning Commission and City Commission recently approved rezoning of the property with the required Concept Plan. The proposed subdivision is consistent with the Concept Plan.

Public hearing was held.

Mr. Todd Wood assured the Planning Commission that buses would be able to get through all proposed streets.

**Motion: Povlich**

**To recommend Preliminary  
Plat approval of the Austin  
Springs Development.**

**The motion passed by a 9 –0 vote**

The sixth item on the agenda was to consider final plat approval, with a variance to the 7.5 foot Drainage and Utility Easement, of the Lands of Asbury INC. The property is located at the intersection of W. Fairview Avenue and Boone Street. The property is zoned B-2, Central Business District and the petitioner is the Lexington Corporation.

Public hearing was held.

Tim Scott spoke in favor of the approval.

**Motion: Rothe**

**To recommend Final Plat approval,  
with a variance to the 7.5 foot  
Drainage and Utility Easement, of  
the Lands of Asbury INC.**

**The motion passed by a 9 –0 vote.**

There being no further business, the meeting was adjourned at 6:23 PM.

APPROVED:

SIGNED:

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Joe Wise, Chairman

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Greg Cox, Secretary